



EDWARD KNIGHT
ESTATE AGENTS

3 CHURCH VIEW APARTMENTS, 18 CHURCH STREET, RUGBY, WARWICKSHIRE, CV21 3PU

£495 PCM





A one bedroom part furnished first floor flat located in Rugby town centre. The accommodation briefly comprises: open plan lounge/kitchen, good size double bedroom and bathroom. Further benefits include: high efficiency storage heaters and secondary double glazing. Shared Veranda area. Excellent central location within walking distance of local amenities. Available now. Part furnished. Energy rating D.

OPEN PLAN KITCHEN/DINING ROOM

Enter via a wooden door. Intercom entry phone. Secondary double glazed window to the side aspect. Electric storage heater. Feature fireplace with wooden mantle and surround. TV and telephone points. A three seater sofa and television unit. A range of eye and base level units surmounted by contrasting roll edge worksurfaces. Sink and drainer. Tiling to splash back areas. Built-in single electric oven, four ring solid plate hob and chimney extractor hood. Washing machine. Space for a fridge/freezer. Cupboard housing the hot water cylinder. Smoke alarm. Door to the bedroom. Door to:

BATHROOM

Suite comprising: pedestal wash hand basin with separate taps and tiled splash backs, low level close coupled toilet and a panelled bath with separate taps. Tiling to splashback areas. Heated towel rail. Vinyl floor. Secondary double glazed obscure window to the side aspect.

BEDROOM

Dual aspect secondary double glazed windows. Electric storage heater. A double bed frame and triple wardrobe.

COUNCIL TAX
Band A



FEES

Fees Payable By Tenants:

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Tenancy Deposit: equivalent to 5 weeks rent (6 weeks if the annual rent is over £50,000 or over).

Rent: one months rent is payable when you sign the tenancy agreement.

Utilities: including communication services and television licence.

Additional Permitted Fees:

Interest charged on late rent payments: 3% above the current rate of interest as set by the Bank of England on the day the rent became due.

Changes to the tenancy agreement: if the tenant requests a change to the tenancy agreement (e.g add/removal of a tenant), a fee of £50 inc VAT is payable.

Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of the lock being changed.

Early termination: if the tenant requests an early termination of the tenancy either during the fixed



term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

Please visit our website for full details of our referencing criteria and fees.
www.edwardknight.co.uk



